

GIRARDI SUBDIVISION

DEDICATION AND OWNERSHIP STATEMENT

The City of Grand Junction, is the owner of a parcel of land being that certain tract of land in the NE1/4SW1/4 of Section 17, Township One South, Range One East of the Ute Meridian, Grand Junction, Colorado, recorded in Book 3903 at Page 684 of the Mesa County real property records, and a portion of which is more particularly described as follows:

All that part of the NE1/4 SW1/4 of said Section 17 lying south of the south right-of-way line of the Mesa County Ditch, described as follows:

Commencing at a Mesa County Survey Marker for the Center West 1/16 Corner of said Section 17, from whence a Mesa County Survey Marker for the Center 1/4 Corner of said Section 17 bears N89°59'52"E, according to the Mesa County Local Coordinate System, for a distance of 1321.37 feet; thence S00°07'27"E, on the westerly line of the NE1/4SW1/4 of said Section 17, for a distance of 447.39 feet to a point on the southerly line of a sixty-foot wide Mesa County Ditch right-of-way line and the point of beginning; thence continuing on said southerly line for the following seventeen courses and distances:

1. N82°02'55"E for a distance of 106.34 feet to a point of curvature;
 2. 167.20 feet on the arc of a 425.00-foot radius curve to the right, the central angle of which is 22°32'27" and the chord of which bears S86°40'51"E for a distance of 166.12 feet;
 3. S75°24'37"E for a distance of 37.04 feet to a point of curvature;
 4. 124.75 feet on the arc of a 240.00-foot radius curve to the right, the central angle of which is 29°46'56" and the chord of which bears S80°31'09"E for a distance of 123.35 feet;
 5. S45°37'41"E for a distance of 110.18 feet;
 6. S45°24'32"E for a distance of 72.47 feet to a point of curvature;
 7. 72.27 feet on the arc of a 650.00-foot radius curve to the right, the central angle of which is 06°22'15" and the chord of which bears S42°13'25"E for a distance of 72.24 feet;
 8. S39°02'18"E for a distance of 39.13 feet to a point of curvature;
 9. 155.19 feet on the arc of a 475.00-foot radius curve to the left, the central angle of which is 18°43'09" and the chord of which bears S48°23'52"E for a distance of 154.50 feet;
 10. S57°45'27"E for a distance of 204.74 feet to a point of curvature;
 11. 56.26 feet on the arc of a 1225.00-foot radius curve to the left, the central angle of which is 02°37'52" and the chord of which bears S59°04'23"E for a distance of 56.25 feet;
 12. S60°23'19"E for a distance of 101.25 feet to a point of curvature;
 13. 86.07 feet on the arc of a 975.00-foot radius curve to the right, the central angle of which is 03°52'57" and the chord of which bears S58°26'50"E for a distance of 66.06 feet;
 14. S56°30'21"E for a distance of 45.67 feet;
 15. S58°16'01"E for a distance of 81.19 feet to a point of curvature;
 16. 79.17 feet on the arc of a 440.00-foot radius non-tangent curve to the left, the central angle of which is 10°18'34" and the chord of which bears S59°14'56"E for a distance of 79.06 feet;
 17. S64°00'45"E for a distance of 51.74 feet to a point on the easterly line of the NE1/4SW1/4 of said Section 17;
- thence leaving said southerly line S00°01'11"E for a distance of 140.48 feet to a Mesa County Survey Marker for the Center South 1/16 Corner of said Section 17; thence S89°59'40"W, on the southerly line of the NE1/4SW1/4 of said Section 17, for a distance of 1318.96 feet to a Mesa County Survey Marker for the SW1/16 Corner of said Section 17; thence N00°07'27"W, on the westerly line of the NE1/4SW1/4 of said Section 17, for a distance of 873.68 feet to the beginning.
- [17.27 Acres]

Said Owner has by these presents laid out, platted and subdivided the above described real property into Lots, Blocks and Tracts as shown hereon, and designated the same as GIRARDI SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby reserve the following dedications and grants:

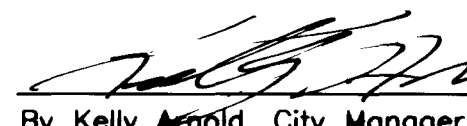
All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

All Multipurpose Easements are dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

All Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this

19th day of October A.D., 2005


By Kelly Arnold, City Manager
for City of Grand Junction

STATE OF COLORADO)

COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 19th day of OCTOBER A.D., 2005

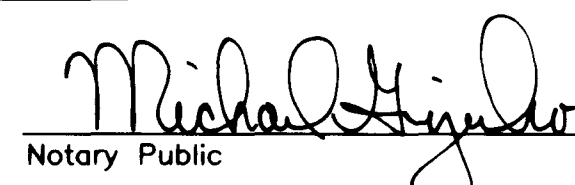
By Kelly Arnold, City Manager
for City of Grand Junction

My commission expires: 10/09/2007

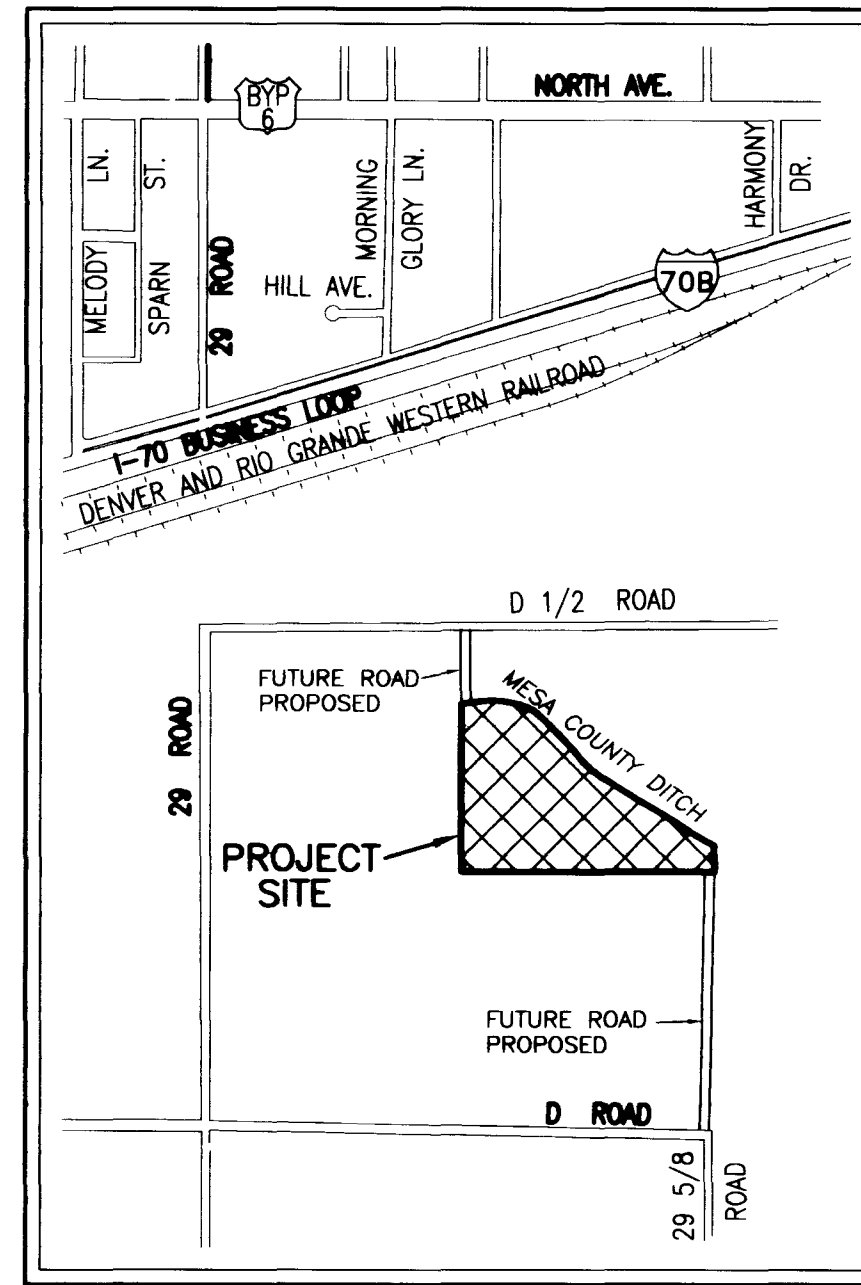
WITNESS MY HAND AND OFFICIAL SEAL:



My Commission Expires 10/09/2007


Notary Public

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



VICINITY MAP

FOR CITY OF GRAND JUNCTION USE

Additional instruments documenting property interests and rights of others relative to the lands platted hereon are recorded as follows:

AREA SUMMARY

DESC:	ACRES	PERCENT
LOT 1	10.56	61.1%
LOT 2	3.78	21.9%
DEDICATED R.O.W.	2.93	17.0%
TOTAL	17.27	100.00%

GENERAL NOTES:

1. Title information from Mesa County real property records and from Abstract & Title Co. of Mesa County Inc., File No. 00915113 C, effective date March 24, 2005.
2. Basis of bearings derived from "Mesaco LCS" with a bearing of N89°59'52"E 1321.37 feet between Mesa County Survey Markers for the Center West 1/16 Corner and the Center 1/4 Corner of Section 17, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, Colorado.
3. The abutting landowner asserts a claim for a certain portion of the subject tract along, over and across the common line between the abutting property and those of the subject tract. This assertion may effect the dedication of D1/4 Road. The size of the potential conflict is illustrated on Improvement Survey Plat, duly deposited with the Mesa County Surveyor. This Plat does not purport to resolve the claim.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 10:45 o'clock A.M.,

this 19th day of OCTOBER A.D., 2005 and is duly recorded as Reception

Number 2281001 in Book 4017 . Page 108 + 109 through _____

inclusive. Drawer No. RR-56


Clerk and Recorder


Deputy

20 12
Fees

TITLE CERTIFICATION

We Abstract & Title Co. of Mesa County Inc., a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the Title to the property is vested to City of Grand Junction; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights-of-way of record are shown hereon.

Date: OCT 18, 2005

by: 
for Abstract and Title Co. of Mesa County, Inc.

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

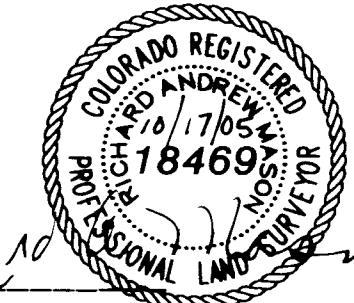
Approved this 18th day of October A.D. 2005

Mayor: 

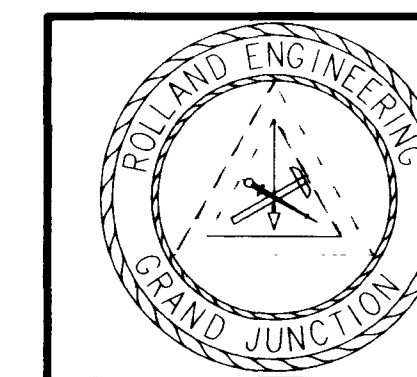
City Manager: 
City Approval

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of Girardi Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same.



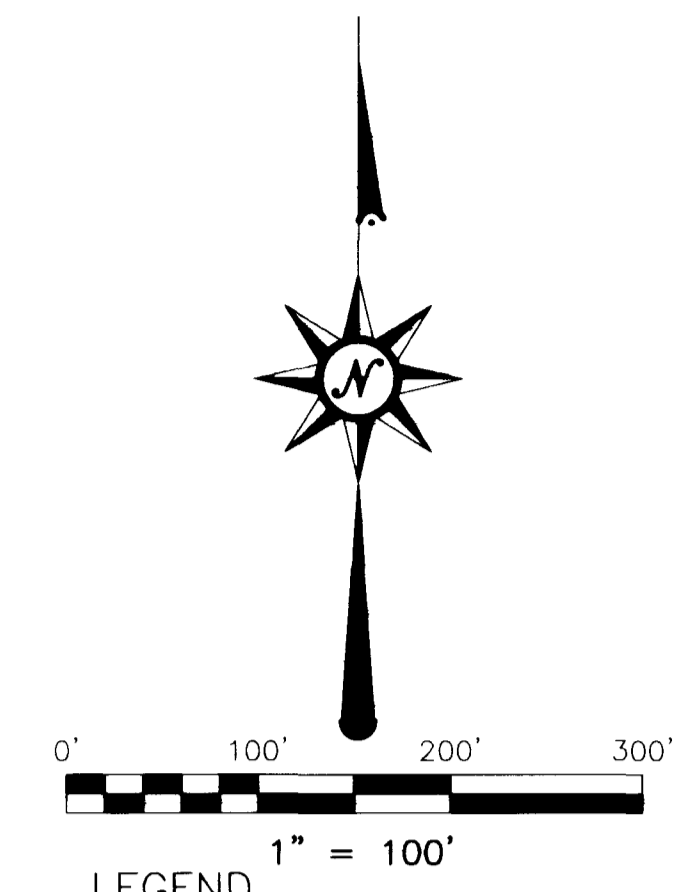
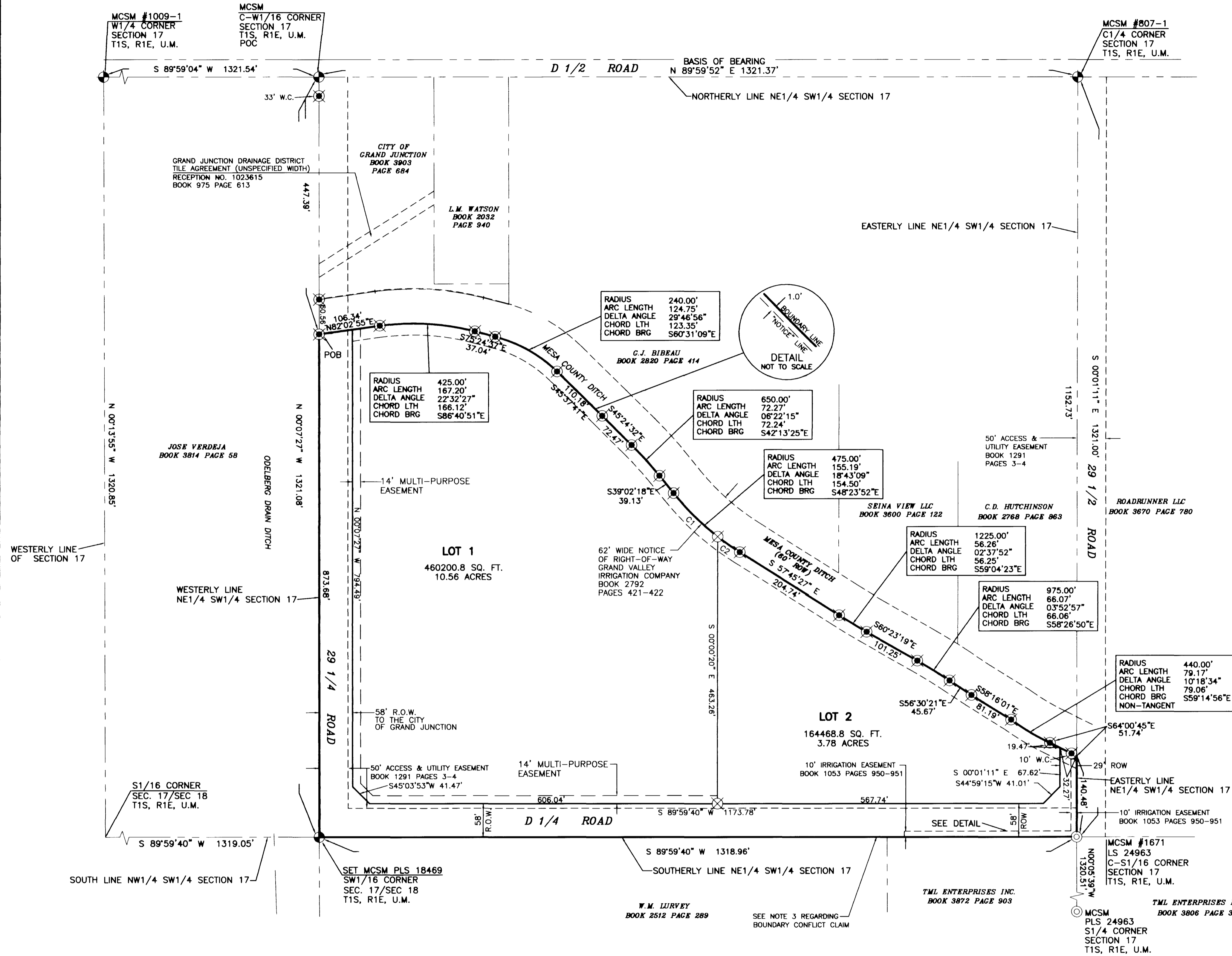
Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

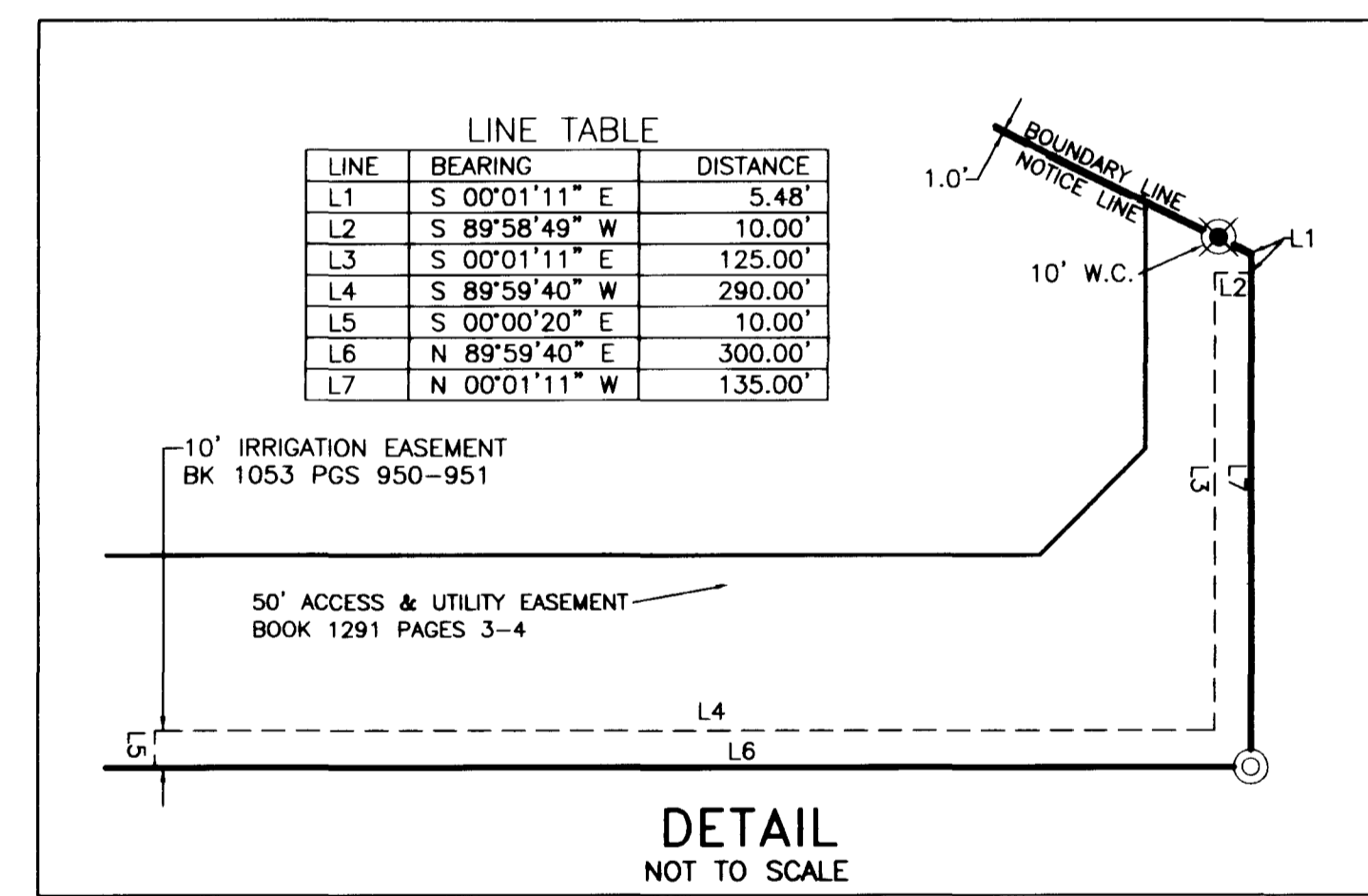
File Name: C:\PROJECTS\5048\5048plat.DWG			
GIRARDI SUBDIVISION			
IN THE NE1/4 SW1/4 OF SECTION 17 T1S, R1E OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION MESA COUNTY COLORADO			
Designed	Checked	Proj#	Sheet
Drawn	Date	Rv	Of
	10/13/05	5048	1 Of 2

GIRARDI SUBDIVISION



LEGEND

- BLM MONUMENT
- MESA COUNTY SURVEY MARKER
- FOUND REBAR (NO CAP)
- FOUND 3/4 REBAR & CAP PLS-24306
- FOUND 3/4 REBAR & CAP PLS-24963
- FOUND 5/8 REBAR & CAP PLS-9331
- FOUND 5/8 REBAR & CAP PLS-4307
- FOUND 5/8 REBAR & CAP PLS-18480
- FOUND 5/8 REBAR & CAP PLS-18469
- SET 5/8 REBAR & CAP PLS-18469
- BLM BEARING CENTER
- LTH LENGTH
- MCSM MESA COUNTY SURVEY MARKER
- PLS PROFESSIONAL LAND SURVEYOR
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R RANGE
- ROW RIGHT-OF-WAY
- T TOWNSHIP
- U.M. UTE MERIDIAN
- W.C. WITNESS CORNER



AREA SUMMARY		
DESC:	ACRES	PERCENT
LOT 1	10.56	61.1%
LOT 2	3.78	21.9%
DEDICATED R.O.W.	2.93	17.0%
TOTAL	17.27	100.00%

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	475.00'	108.22'	107.98'	S 45°33'54" E 13°03'13"
C2	475.00'	46.97'	46.95'	S 54°55'29" E 05°39'56"

GENERAL NOTES:

1. Title information from Mesa County real property records and from Abstract & Title Co. of Mesa County Inc., File No. 00915113 C, effective date March 24, 2005.
2. Basis of bearings derived from "Mesaco LCS" with a bearing of N89°59'52"E 1321.37 feet between Mesa County Survey Markers for the Center West 1/16 Corner and the Center 1/4 Corner of Section 17, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, Colorado.
3. The abutting landowner asserts a claim for a certain portion of the subject tract along, over and across the common line between the abutting property and those of the subject tract. This assertion may effect the dedication of D1/4 Road. The size of the potential conflict is illustrated on Improvement Survey Plat, duly deposited with the Mesa County Surveyor. This Plat does not purport to resolve the claim.

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of Girardi Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same.

Richard A. Mason
 Registered Professional Land Surveyor
 P.L.S. No. 18469



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

GIRARDI SUBDIVISION

IN THE NE1/4 SW1/4 OF SECTION 17
T1S, R1E OF THE UTE MERIDIAN,
IN THE CITY OF GRAND JUNCTION
MESA COUNTY COLORADO

File Name: C:\PROJECTS\5048\5048PLAT.DWG

Designed	Checked	Proj#	Sheet
Drawn	Date 10/13/05	Rc	2 of 2